

MINUTES OF THE REGULAR MEETING
OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

August 9, 2007

6:00 P.M.

A Regular Meeting of the Chula Vista Redevelopment Corporation was called to order at 6:01p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

CVRC ROLL CALL

PRESENT: Directors: Desrochers, Lewis, Munoz, Paul, Reyes

ABSENT: Directors: Rooney, Salas

ALSO PRESENT: Executive Director/City Manager Garcia, Acting Assistant City Manager/City Engineer Tulloch, General Counsel Moore, Deputy General Counsel Shirey, Chief Financial Officer Kachadoorian, Acting Community Development Director/Secretary Hix, Planning Manager Ladiana, Redevelopment Project Manager Crockett, Senior Community Development Specialist Do, Senior Community Development Specialist Kurz, Senior Community Development Specialist Tapia, Senior Deputy City Clerk Peoples, Senior Administrative Secretary Fields

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

1. SELECTION OF CHAIR AND VICE CHAIR

Acting Community Development Director Hix explained the selection process.

ACTION: Director Desrochers nominated Director Lewis as Chair of the Chula Vista Redevelopment Corporation. Director Munoz seconded the motion, and it carried 5-0, with Directors Rooney and Salas absent.

At 6:03 p.m. Chair Lewis recessed the CVRC.

At 6:10 p.m. Chair Lewis reconvened the CVRC with all members present except Rooney and Salas.

Chair Lewis requested nominations for the position of Vice Chair.

ACTION: Director Paul nominated Director Desrochers as Vice Chair of the Chula Vista Redevelopment Corporation. Director Reyes seconded the motion, and it carried 5-0, with Directors Rooney and Salas absent.

PUBLIC COMMENTS

Russ Hall, City of Chula Vista resident, congratulated the new members and the newly appointed Chair and Vice Chair; expressed support for the CVRC; and offered his personal assistance if needed.

PUBLIC HEARINGS

2. PUBLIC HEARING TO CONSIDER AN EXTENSION OF SPECIAL USE PERMIT SUPO-07-01 FOR THE CONTINUATION OF AN AUTO DISMANTLING AND RECYCLING BUSINESS AT 850 ENERGY WAY

The applicant, Ecology Auto Parts, Inc., has submitted an application for the extension to March 31, 2020 of an existing Special Use Permit for the continued operation of an auto dismantling and recycling business at 850 Energy Way.

The proposed permit extension is for the existing business and does not include changes or expansions to the current operations.

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Planning Manager Ladiana provided a brief introduction and Senior Community Development Specialist Tapia provided the staff report.

Director Lewis opened the public hearing.

Joe Botkin, project coordinator for Ecology Auto Parts, spoke in support of the requested extension.

Joe Kellejian, San Diego County Regional Manager for Ecology Auto Parts spoke in support of the requested extension and responded to questions of the Board.

Charles Siroonian, President and CEO of Ecology Auto Parts spoke in support of the requested extension and also responded to questions of the Board.

With no further members of the public wishing to speak, Chair Lewis closed the public hearing.

ACTION: Motion by Director Paul to adopt CVRC Resolution No. 2007-024, heading read, text waived:

CVRC RESOLUTION NO. 2007-024, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING THE EXTENSION OF THE SPECIAL USE PERMIT SUPO-07-01 UNTIL MARCH 31, 2020 FOR ECOLOGY AUTO PARTS, INC. LOCATED AT 850 ENERGY WAY

Director Desrochers seconded the motion, and it carried 5-0 with Directors Rooney and Salas absent.

Chair Lewis announced that Item 3 would be postponed until the August 23, 2007 meeting.

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ACTION ITEMS

3. CONSIDERATION OF TWO EXCLUSIVE NEGOTIATING AGREEMENTS FOR SITES WITHIN THE TOWN CENTRE I REDEVELOPMENT AREA

Staff proposed two Exclusive Negotiating Agreements (ENAs) for review and consideration by the CVRC. Although these are considered “new” ENAs in the Third Avenue area, staff has been working closely with these developers during the past two years, examining potential development sites in the Third Avenue Village as the Urban Core Specific Plan was in process. Each developer previously had ENAs for other development sites on City/Agency-owned parking lots. The details of those ENAs and why the ENAs are being proposed for different sites are described in the staff report.

That the CVRC adopt the following resolution:

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH CITYMARK DEVELOPMENT LLC FOR CITY-OWNED PROPERTY LOCATED ON THE NORTHEAST CORNER OF LANDIS AVENUE AND DAVIDSON STREET

Staff Recommendation:

That the CVRC adopt the following resolution:

- B. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH VOYAGE, LLC FOR DEVELOPMENT OF THE CHURCH STREET AND DAVIDSON STREET NORTHWEST SITE

ACTION: No action was taken. Postponed to August 23, 2007 meeting.

4. DOWNTOWN PARKING DISTRICT MANAGEMENT STUDY

Chula Vista’s only parking district was established in 1963 and now provides more than 1,700 public parking spaces through surface parking lots, on-street metered spaces, and one parking structure. Revenue and staffing for the District have fluctuated over the years and the District’s assets are in decline. Parking lots are in need of repairs, meters are outdated, many are inoperative, and there is inadequate revenue to pay for these capital improvements due to extremely low meter and parking fine rates. Although the District has been in place nearly 45 years, the City has never raised meter rates, which are some of the lowest in San Diego County.

Senior Community Development Specialist Do provided the staff report, and responded to questions of the Board.

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ACTION ITEMS (continued)

Greg Mattson, representing the Third Avenue Village Association, expressed concerns regarding employee parking, late night walking to distant parking lots, the need to reinstitute the downtown PAC and encouraged staff to move forward with the ordinances recommended in the report.

Earl Jentz, Chula Vista resident and property owner, requested staff consideration for the establishment of a parking district on Garrett Street.

ACTION: No action was taken.

5. PRELIMINARY DESIGN REVIEW FOR BAYVISTA WALK RESIDENTIAL DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF (765-795) PALOMAR STREET AND INDUSTRIAL BOULEVARD IN CHULA VISTA

At the request of the applicant, the BayVista Walk project is being brought to the CVRC for a preliminary design review. The project is anticipated to come back on September 13, 2007 for final recommendations on the design, zoning and environmental document. The applicant will provide a presentation on the project, and staff will provide a synopsis of the August 2nd Redevelopment Advisory Committee ("RAC") meeting.

Acting Community Development Director Hix introduced Senior Community Development Specialist Kurz who provided the staff report. Kim Prijatel, Vice President of Development with the Olson Company, provided a project overview and responded to questions of the Board, and project architect Daniel Danciu, described the architectural detail as urban architecture.

ACTION: No action was taken.

6. CHIEF EXECUTIVE OFFICER'S REPORTS

Executive Director/City Manager Garcia advised the Board of the changes being discussed regarding the way staff provides support for the CVRC. He stated that a more streamlined support staff process was being evaluated, as were ways to improve the redevelopment process. He added that both processes would be presented in detail at a future meeting.

Acting Community Development Director Hix directed the Board's attention to an information memo from Mr. Zimmerly that had been distributed on the dais regarding the RAC process. She additionally pointed out a memo from Director Rooney requesting an excused absence.

7. CHAIRMAN'S REPORTS

Chair Lewis stated that it was an honor and a privilege to serve on the Board, as well as to serve his community. He noted that what the CVRC accomplished would be reflected for many years and he stated that he did not want to see the Board get enmeshed in political issues.

8. DIRECTORS' COMMENTS

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Director Paul congratulated Chairman Lewis on the work he had done over the years to establish the CVRC and on his appointment as Chair. He then made several inquiries, and Acting Community Development Director Hix responded that a briefing would be provided to bring the new directors up to speed, and that meetings would continue to be scheduled for two per month, but they would only be held as necessary.

Director Desrochers thanked the CVRC members for appointing him as Vice Chair, and suggested consideration that future meetings be held in a conference room or less formal setting. Chair Lewis expressed support, but noted that the use of the Council Chambers might be necessary at times to accommodate the public.

Director Reyes thanked all of the members for their support.

ADJOURNMENT

At 8:25 p.m., Chair Lewis adjourned the meeting to the regularly scheduled meeting on August 23, 2007 at 6:00 p.m.



Ann Hix, Secretary

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MINUTES OF THE REGULAR MEETING
OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

August 23, 2007

6:00 P.M.

A Regular Meeting of the Chula Vista Redevelopment Corporation was called to order at 6:02 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

CVRC ROLL CALL

PRESENT: Directors: Desrochers, Lewis, Munoz, Paul, Reyes, Rooney, Salas

ABSENT: Directors: None

ALSO PRESENT: Executive Director/City Manager Garcia, Assistant City Manager/City Engineer Tulloch, Deputy General Counsel Shirey, Acting Community Development Director/Secretary Hix, Planning Manager Ladiana, Associate Planner Pease, Principal Civil Engineer Evetovich, Redevelopment Project Manager Crockett, Principal Community Development Specialist Lee, Senior Community Development Specialist Kluth, Senior Community Development Specialist Tapia, Senior Deputy City Clerk Peoples, Senior Administrative Secretary Fields

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

PUBLIC COMMENTS

Patricia Aguilar, Chula Vista resident representing Crossroads II, welcomed the newly reconstituted CVRC Board and spoke in support of redevelopment and the City's General Plan.

Chair Lewis pledged the support of the CVRC Board to listen to and work closely with all community groups.

Chair Lewis announced that Item 6A under Chairman's reports, a subcommittee report on the Sweetwater Union High School District asset utilization project, was being continued to a future meeting.

1. WRITTEN COMMUNICATIONS

- A. Memorandum from Christopher Rooney requesting an excused absence from the CVRC meeting of August 9, 2007.

Staff Recommendation:

That the CVRC excuse the absence.

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WRITTEN COMMUNICATIONS (continued)

- B. Memorandum from Salvador Salas requesting an excused absence from the CVRC meeting of August 9, 2007

Staff Recommendation:

That the CVRC excuse the absence.

ACTION: Director Munoz moved approval of the requests for excused absences by Directors Rooney and Salas. Director Desrochers seconded the motion, and it carried 5-0-2 with Directors Rooney and Salas abstaining.

PUBLIC HEARINGS

2. PUBLIC HEARING TO CONSIDER DESIGN REVIEW APPLICATION DRC-07-02 FOR THE CONSTRUCTION OF A 24,585-SQUARE FOOT INDUSTRIAL BUILDING WITH A 2,000-SQUARE FOOT ADMINISTRATIVE OFFICE AND ASSOCIATED SITE IMPROVEMENTS AT 144 27TH STREET IN THE SOUTHWEST PART OF CHULA VISTA

The proposed project consists of the construction of a 24,585-square foot multi-tenant industrial building with a 2,000-square foot administrative office and other site improvements at the site located at the northwest corner of 27th Street and Faivre Street.

The proposed project concept plans are being presented to the Chula Vista Redevelopment Corporation for consideration and final approval.

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair Lewis opened the public hearing.

Planning Manager Ladiana introduced Senior Community Development Specialist Tapia who provided the staff report.

Enrique Rodriguez of Davy Architecture, representing the applicant, spoke in support of the project and responded to questions and comments of the Board.

Director Munoz requested that a dollar amount be provided under increased assessed valuation on future staff reports.

With no further members of the public wishing to speak, Chair Lewis closed the public hearing.

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PUBLIC HEARINGS (continued)

ACTION: Director Salas moved approval of CVRC Resolution No. 2007-025, heading read, text waived:

CVRC RESOLUTION NO. 2007-025, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-07-02) FOR THE CONSTRUCTION OF A 24,585-SQUARE FOOT INDUSTRIAL BUILDING WITH A 2,000-SQUARE FOOT ADMINISTRATIVE OFFICE AND THE ASSOCIATED SITE IMPROVEMENTS AT 144 27TH STREET IN THE CITY OF CHULA VISTA

Director Desrochers seconded the motion, and it carried 7-0.

3. PUBLIC HEARING TO CONSIDER ZAV-07-08 AND DRC-07-04, BUILDING AT 868 STELLA STREET

Small warehouse/office building on a 4,260 sq. ft. site located at the northwest corner of Stella Street and the Palomar Street on-ramp to Interstate 5. The project will include a two-story concrete block building providing three parking spaces and trash storage on the ground floor and 2,064 sq. ft. of office and warehousing on the second.

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair Lewis opened the public hearing.

Planning Manager Ladiana introduced Associate Planner Pease who provided the staff report.

Applicant Angel Gonzales spoke in support of his proposed project, and responded to questions of the Board and public comments.

Peter Cogswell, owner of a business across from the proposed project, requested a traffic study be prepared for the project and spoke of numerous accidents occurring on the street. He suggested the road be widened and better signage be provided.

Director Reyes suggested the character of the building be revisited stating that it appeared too residential and needed a more urban look. He requested staff explore the corner for infrastructure and safety issues.

Director Desrochers expressed concerns with the requirement for only 3 parking spaces on site. He also made inquiry, and Redevelopment Project Manager Crockett responded, as to the status of the Southwest Specific Plan which currently has seed money and is being reviewed by the Planning Department.

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PUBLIC HEARINGS (continued)

Director Rooney expressed concerns with vehicles backing out onto Stella Street, and requested consideration for a turn around if possible.

Chair Lewis closed the public hearing.

ACTION: Director Paul moved approval of CVRC Resolution No. 2007-026, heading read, text waived:

CVRC RESOLUTION NO. 2007-026, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-07-04) TO ALLOW THE CONSTRUCTION OF A TWO-STORY WAREHOUSE/OFFICE BUILDING ON THE SITE LOCATED AT 868 STELLA STREET AND APPROVING A VARIANCE (ZAV-07-08) TO PERMIT A 15-FOOT ENCROACHMENT INTO THE FRONT YARD SETBACK.

Director Munoz seconded the motion, and it carried 5-2-0 with Directors Reyes and Rooney voting no.

ACTION ITEMS

Chair Lewis stated that the public hearing was open.

Deputy General Counsel Shirey clarified that this was an action item and not a public hearing, and stated that Director Salas had property holdings within 500 feet of the property referenced by Item 4B and would be recusing himself from participation on that item. He requested the presentation be split to accommodate Director Salas.

4. CONSIDERATION OF TWO EXCLUSIVE NEGOTIATING AGREEMENTS FOR SITES WITHIN THE TOWN CENTRE I REDEVELOPMENT AREA

Staff proposed two Exclusive Negotiating Agreements (ENAs) for review and consideration by the CVRC. Although these are considered "new" ENAs in the Third Avenue area, staff has been working closely with these developers during the past two years, examining potential development sites in the Third Avenue Village as the Urban Core Specific Plan was in process. Each developer previously had ENAs for other development sites on City/Chula Vista Redevelopment Agency-owned parking lots. The details of those ENAs and why the ENAs are being proposed for different sites are described in the staff report.

Chair Lewis stated he had a speakers slip from Ms. Aguilar. Ms. Aguilar requested to speak after the staff presentation.

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ACTION ITEMS (continued)

Redevelopment Project Manager Crockett introduced Senior Community Development Specialist/Project Manager Kluth, who provided the staff report, which was comprised of an overview of how the developers were selected.

Principal Community Development Specialist/Project Manager Lee, speaking on behalf of CityMark, who was unable to attend due to scheduling conflicts, spoke regarding the CityMark ENA for the original site, which was allowed to expire due to the results of the comprehensive parking management study. Since then, they have entered into a new ENA for the new site. He then provided examples of the award winning projects throughout the City of San Diego that CityMark had done.

At 7:14 Director Salas left the dais and the Council Chambers.

Senior Community Development Specialist/Project Manager Kluth began the presentation on Item 4B, Voyage LLC (Public).

Deputy General Counsel Shirey clarified that because Director Salas had property holdings within 500 feet of the property referenced by Item 4B, he and would be recusing himself from participation on that item. He then stated that Director Salas had left the dais.

Jim Brown, Managing Partner of Voyage LLC, provided his architectural background and experience and provided an overview of some of their previous development projects.

Patricia Aguilar, representing Crossroads II, spoke in support of both ENAs, but expressed concerns that the design of the projects should fit the area, which is within historic Chula Vista.

At 7:22 Director Salas returned to the Council Chambers and the dais.

Director Reyes requested each applicant explain how their project would engage the street, reinterpret the Chula Vista character, provide high quality design, and provide linkages to the paseos. He also encouraged each developer to ask the community/committee for input prior to going forward with design.

Deputy General Counsel Shirey again reminded the Board that the two ENAs needed to be discussed separately as a Board member had a conflict with 4B.

Chair Lewis requested the Board address CityMark first.

Director Desrochers verified that CityMark would have to adhere to the Urban Core Specific Plan and its guidelines, and would have to comply with the current approved 84-foot height limit for that site.

Director Paul stated that he was very impressed with projects done by CityMark and would like to see them invest in Chula Vista.

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ACTION ITEMS (continued)

Director Rooney stated that he agreed with his colleague regarding the projects done by CityMark, and inquired of staff as to why the current site was selected for them.

Director Salas stated that he would encourage CityMark to design an iconic building, something with a different look that would become a catalyst for future development.

Chair Lewis suggested that developers' periodic progress reports be provided to the CVRC every 3 months during the first 6-month period and monthly after the first 180 days until the project is finished.

ACTION: Director Desrochers moved approval of CVRC Resolution No. 2007-027, heading read, text waived:

CVRC RESOLUTION NO. 2007-027, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH CITYMARK COMMUNITIES LLC FOR CITY-OWNED PROPERTY LOCATED ON THE NORTHEAST CORNER OF LANDIS AVENUE AND DAVIDSON STREET

Director Rooney seconded the motion, and it carried 7-0.

At 7:39 p.m. Director Salas left the dais and the Council Chambers.

Chair Lewis requested discussion be reopened on Item 4B.

Director Reyes requested, and Mr. Brown of Voyage LLC (Public) explained how his project would engage the street, reinterpret the Chula Vista character, provide high quality design, and provide linkages to the paseos.

Patricia Aguilar, representing Crossroads II, expressed disagreement to the prior comments made by Director Salas for "iconic" building design.

Chair Lewis requested that staff ensure that the CVRC receives reports regarding the dialogues between the RAC and all developers.

ACTION: Director Munoz moved approval of CVRC Resolution No. 2007-028, heading read, text waived:

CVRC RESOLUTION NO. 2007-028, RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH VOYAGE, LLC FOR DEVELOPMENT OF THE CHURCH AVENUE AND DAVIDSON STREET NORTHWEST SITE

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ACTION ITEMS (continued)

Director Rooney seconded the motion, and it carried 6-0-1 with Director Salas abstaining.

At 7:43 p.m. Director Salas returned to the Council Chambers and the dais.

5. CHIEF EXECUTIVE OFFICER'S REPORTS

Chief Executive Officer Garcia spoke regarding Item 5B first.

A. UPDATE ON CURRENT REDEVELOPMENT ACTIVITIES

Redevelopment Project Manager Crockett provided an overview and update of the current redevelopment projects.

B. SEPTEMBER 4, 2007 JOINT WORKSHOP WITH THE CITY COUNCIL AND THE CVRC

Director Garcia noted that there would be a Joint Meeting of the City Council and the CVRC on September 4, 2007 to discuss some changes that are being proposed for the Redevelopment Agency program to support the newly constituted CVRC. The recommendations fell into two main categories: the first to reorganize the staff that supports the CVRC, and the second, a list of recommended authority that would be delegated from the City Council to the CVRC to facilitate implementing the redevelopment program. Both are key recommendations for energizing the redevelopment program and allowing it to move forward effectively.

6. CHAIRMAN'S REPORTS

A. SUBCOMMITTEE REPORT ON THE SWEETWATER UNION HIGH SCHOOL DISTRICT ASSET UTILIZATION PROJECT-DIRECTORS' COMMENTS

This item was not discussed and no action was taken.

Chair Lewis thanked Chief Executive Officer Garcia and staff for all of their hard work, as well as the new CVRC Boardmembers who were stepping up to the plate. He also thanked the City Attorney for keeping him straight, and the City Clerk staff and secretary.

7. DIRECTOR'S REPORTS

Director Desrochers stated that he would not be present for the September 4, 2007 Joint Meeting as he had another commitment, and would be submitting a request for an excused absence.

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ADJOURNMENT

At 7:53 p.m., Chair Lewis adjourned the meeting to an Adjourned Regular Meeting on September 4, 2007 at 6:00 p.m., meeting jointly with the City Council at the Police Department Community Room, 315 Fourth Avenue, Chula Vista.



Ann Hix, Secretary

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